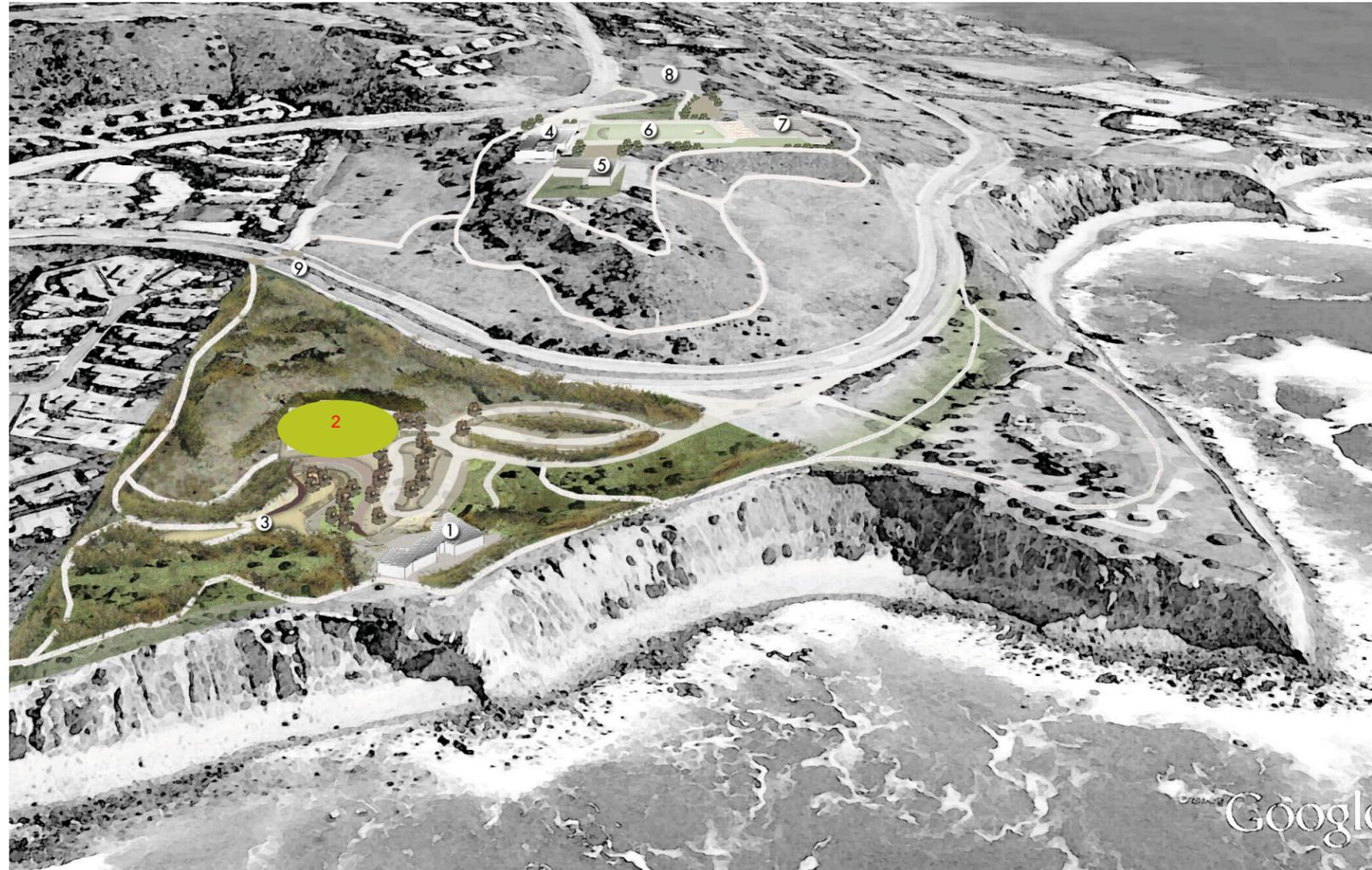




2 VISION PLAN



Upper and Lower Point Vicente Existing and Proposed



Existing

- 1 Point Vicente Interpretive Center (existing)
- 2 **Public Green** (proposed)
- 3 Outdoor History Museum (proposed)
- 4 City Hall and City Buildings (existing)
- 5 Community Center (proposed)
(health center, community rooms, gym, pool)
- 6 Village Green
(amphitheater, Veteran's Memorial)
- 7 Cultural Center
(art center, dance center)
- 8 Temporary Maintenance Yard
- 9 Palos Verdes Drive Crossing



Proposed

A school group, on a field trip for the day might begin at the Gateway Park, learning about the Preserve and the Peninsula's environment through the interpretive displays at the small nature education center, before taking a docent led hike up the trail to the outdoor education area overlooking the ocean. Here the students could participate in an activity learning about the fascinating site geology, and enjoy a picnic, before boarding their bus to finish with a visit to Lower Point Vicente and its indoor and outdoor exhibits about the animals of the peninsula and the ocean that surrounds it.

An equestrian might spend some time using the rings at the equestrian area within Gateway Park, (maybe even teaching some school kids a few things about horses), head out for a trail ride, and picnic back in the park before heading home.

A cyclist might enjoy a safe ride heading onto the Peninsula from the south, take advantage of well marked areas to rest and enjoy the view at Trump National, before parking at Abalone Cove and enjoying a solitary walk to Inspiration Point.

Visitors to the resort at Terranea might take advantage of outings, perhaps in a "Coast Traveler" shuttle, to trail ride or hike from the Gateway Park, to performances and exhibitions at the cultural facilities at Upper Point Vicente, and to the exhibits and whale watching at Lower Point Vicente.

Before a walk on the Burma Road Trail, a resident might walk to the overlook at Del Cerro Park to enjoy a wide view of the Preserve while perusing the names of the people who made it all possible on the donor recognition wall. Another resident may leave home on a Sunday morning and spend all day hiking the trails

and silently enjoying this 1400 acre sanctuary. In short, myriad opportunities to explore and enjoy the Rancho Palos Verdes Coast will exist, identified by well placed signage, supported by trails, bike ways, and parking, and all designed to blend into the awe-inspiring natural landscape.

The following is a summary of each of the key vision dimensions for these precious coastal, civic and open space areas of the City, followed by a series of vision statements associated with each. This Vision, together with Vision Plan goals, guides the concept design for the key sites within the Plan (included in Chapter 3 of this document), as well as the goals developed for the design guidance for the Vision Plan area (included in Chapter 5 of this document), and generally serves as a touchstone or benchmark for the concepts included in the Plan. The Vision also reflects common ground among community stakeholders in relation to these resources, and the basis for action in the future.

THE VISION FRAMEWORK PLAN

The plan provided on this page synthesizes all of the Vision Plan elements into one framework plan, so that not only the potential of the individual spaces and places within the Rancho Palos Verdes Coast can be seen at a glance, but their connections to each other, to the Preserve, and to other City parks and destinations are highlighted as well.

The Plan locates uses, including each of the Palos Verdes Nature Preserve Reserves, City parks in the Coast areas, approved sites for Preserve or Rancho Palos Verdes Coast Overlooks or Vista Points, building areas anticipated on the key sites, and Rancho Palos Verdes coast destinations. The Plan also identifies significant Access and Connections features within the Plan area, including roads, trails and trailheads, bikeways and parking lots. The trail network identified on the Plan is the result of many months of work by the City's Preserve Public Use Master Plan Committee. Trail routes and uses are identified, as well as trailhead locations. On the key backbone spine of the Vision Plan area, Palos Verdes Drive, two locations are identified for gateways into the Rancho Palos Verdes Coast, as well as locations for roadway median planting improvements, pedestrian crossings, sidewalk improvement areas and even a short stretch of Palos Verdes Drive which may in the future be considered for narrowing.

Chapter 3, Key Sites, provides concept designs and further guidance for future development (uses) and enhancement of each Key Site, while Chapter 4 further explains the suggested enhancements to the key connections elements shown on the Plan. Gateways and other potential signage improvements suggested in the Plan area are described in Chapter 5, Design Guidance.





3 KEY SITES



THE KEY SITES

Five Key Sites have been selected for inclusion in the Vision Plan because they serve as key open space parcels within the Rancho Palos Verdes Coast, but are not a part of the City's NCCP Preserve, and/or because they provide ideal public use opportunities. Although several of the key sites have been the subject of community conversation and planning prior to the Vision Plan process, there has previously been no public process to consider all of these properties together, and to consider the unique role each site plays in the context of the emerging Rancho Palos Verdes Coast. Goals for each of these sites were developed and reviewed with City Staff as part of the Vision Plan process, and were also reviewed with the City Council and community members, as part of the public process for this Plan.

Background information on existing conditions at each key site, together with site goals, site concept design descriptions and recommendations for implementation, are included below for the following Vision Plan key sites.

UPPER POINT VICENTE

Presently housing the City Hall complex, this site is identified as the civic and cultural heart of Rancho Palos Verdes. Additional facilities for the arts, culture and community, together with connections to the surrounding trail network are envisioned that would complement the ultimate build out of the Civic Center.

LOWER POINT VICENTE

Given the existing Point Vicente Interpretive Center's focus on the marine environment of the Rancho Palos Verdes coastline, the ~~educational~~ **interpretive** emphasis of this

site is proposed to be expanded to include outdoor history museum elements long envisioned by the Point Vicente Interpretive Center docents, together with **enhanced passive public recreational amenities.**

These components are intended to expand the learning opportunities at the site, to connect the ocean and land, people and animals, and the community.

DEL CERRO PARK

While the park functions of this site remain unchanged, its amenities are enhanced to celebrate the environmental stewardship that made the City's NCCP Preserve possible. Proposed improvements are oriented to the dramatic views of the Preserve and coast that are experienced from its bluff edge.

ABALONE COVE

Abalone Cove is one area of the Rancho Palos Verdes Coast from which direct access to the ocean, as well as access to the Preserve trails, can be made. Thus, this site is identified as a gateway to nature, on land and at sea, with an enhanced bluff pathway, overlook and picnic areas envisioned.

GATEWAY PARK

This site, set within a portion of the City's most unusual geological setting, is surrounded by and a gateway to, the City's Preserve, but is outside its boundaries. This site has long been the focus of the City's Equestrian community as an area for equestrian training and recreation, as well as an area identified by Palos Verdes Peninsula Land Conservancy as an outdoor educational resource related to the Preserve. The site is identified as a portal to outdoor education and recreation.

Five Key Sites



- LEGEND**
- ① UPPER POINT VICENTE
 - ② LOWER POINT VICENTE
 - ③ ABALONE COVE
 - ④ GATEWAY PARK
 - ⑤ DEL CERRO PARK

LOWER POINT VICENTE

Presently the Lower Point Vicente site is zoned Open Space Recreation, and is identified for passive recreation in the City's General Plan. The 20.5 acre site incorporates the Point Vicente Interpretive Center (PVIC), at 10,000 sf of developed building area, and 13,000 sf of hardscaped plazas and outdoor amphitheater area. The Interpretive Center is focused on the coastal setting, marine life and history of the Peninsula, and since its expansion, also serves as a destination for community functions, such as meetings, weddings and parties. The Interpretive Center continues its tradition of hosting the annual Whale of a Day celebration as well. The adjacent Point Vicente Lighthouse is presently closed to the public, and home to Coast Guard personnel. The Lighthouse itself is periodically open for tours, and Coast Guard related exhibits and activities are integrated into the Whale of a Day event as well. A pathway along the bluff edge of the site connects into the Ocean Front Estates bluff front trail system via a bridge over the storm drain at the northern edge of the site. However, the connection terminates to the south at the Lighthouse property line. ~~A farming operation is presently the only active use on the portion of the site inland of the existing PVIC parking lot.~~

SITE GOALS

As a result of the public Vision Plan process, and discussion with City Staff and elected leadership, the following goals have been established for the concept design for this site:

- Develop the conceptual design of the entire Lower Point Vicente area that integrates, in terms of design and amenities, existing and proposed facilities

- These include the Point Vicente Interpretive Center and its proposed outdoor education components (PVIC Phase III, relating to cultural, social, physical and natural history and environments), surrounding public parkland, and other potential, complimentary educational public uses
- Determine broad site design and program possibilities for publicly accessible space at the Lighthouse property, should the City obtain permission to this land via the Coast Guard
- Implement an integrated approach to access and parking for all users

SITE CONCEPT PLAN

~~With the City's approval, The Annonberg Foundation spearheaded the development of a detailed conceptual design for the Lower Point Vicente site. The~~ detailed concept plan was guided by input from City staff and elected leadership, as well as input from a Community Advisory Committee. ~~The~~ associated report, produced as the result of this concept design process is available under separate cover, and the results of the process have been presented to the public and City leadership at each Vision Plan public meeting, the City Council meeting on the Vision Plan process, as well as at numerous community meetings ~~attended by the Foundation.~~ Materials relating to this proposal were also posted on the City's website during the Vision Plan process.

(with the exception of the amendments shown herein)



Lower Point Vicente Existing Conditions



Lower Point Vicente Concept Plan



amended

The concept design for this site, shown at left, has been extrapolated from this process, as well as public input and discussions with City staff and leadership, and depicts the potential for:

- PVIC - The existing Point Vicente Interpretive Center (shown at 10,000 sf of building area and 13,000 sf of surrounding hardscape, or 2.5% of the site area) remains.
- ~~A Complementary, Educational Public Use Facility - A facility, not approved by the City, but proposed by The Annenberg Foundation, is depicted on the concept plan (shown at 15,000 square foot footprint with two levels and a portion of its parking under part of the building, and encompassing not more than 5% of the site area.) In order to be an appropriate addition to this site, a facility such as this must be designed to integrate into the physical contours of the land, be consistent with the design guidance provided in Chapter 5 of this document, and not dominate either the site or PVIC either in terms of massing or height. The building must be publicly accessible, and complement the educational mission of the PVIC, as well as contribute to telling the compelling and unique story of animal life on the Palos Verdes Peninsula. This facility may include indoor uses such as: museum quality educational exhibit areas drawing community and school visitors, multipurpose classroom spaces for community, professional, and school groups, space for limited companion animal care and socialization, as well as a multipurpose theatre space which could be used for teaching as well as available for community and civic events and meetings. Outdoor program areas related to a use such as this could include some enclosed and screened companion animal socialization/~~

~~demonstration area for supervised activities, as well as open outdoor gathering and seating areas in a promenade and plaza spaces which would link a new facility to PVIC and provide an extension of both the indoor space of PVIC and the complementary facility built on site.~~

- Outdoor History Museum/PVIC Phase III Program Components - The outdoor history museum must be designed to complement the Interpretive Center, as envisioned by the Point Vicente Interpretive Center docents. (It is depicted on the concept plan at 69,000 sf/7.8% of the site area). The components include a Tongva village, geology display, interactive archaeology exhibit, and dry farming/water wise landscaping demonstration. This could be complemented by an exhibit tying the story of the site together, and focusing on the whole ecology of the Peninsula and the continuum of marine, coastal, bluff top and terrestrial life within it.
- Parking and Access - Parking, driveways and drop off areas must be provided in order to serve all site uses (in the concept plan depicted at just over 102,000 sf/11.4% of the site area, and 136 parking spaces)
- **Public Green** - Open Space - Open space and picnic areas, both those existing along the bluff edge of the site, and new areas, are shown in the concept plan, to be planted with native and locally appropriate vegetation. New, accessible open space areas are depicted on the inland portion of the site ~~presently only occupied by and accessible to the existing farming operation in a leasehold.~~ Further, this component includes a new trailhead and trail system encompassing an enhanced existing bluff front trail, as well as a new connection through

the site inland through the open space, potentially along the northern edge of the site, to Palos Verdes Drive. This trail would open access across the site, connect to the Preserve trail, and extend toward the bluff and the Upper Point Vicente site. Finally, a potential new trail alignment is shown, connecting from the southern edge of the site, through the Palos Verdes Drive edge of the Lighthouse property. This alignment would facilitate implementation of the Coastal Access Trail alignment south, to connect to the Fishing Access trail head and amenity area. The open space component of this concept plan is shown at over 15 acres, or nearly 74% of the site area

RECOMMENDATIONS FOR IMPLEMENTATION

- Enter into a planning process, engaging community stakeholders, PVIC staff and docents, and City staff and leadership, to complete detailed design of the **complementary educational facility**, outdoor history museum/PVIC Phase III, and site wide improvements
- Open a discussion with the Coast Guard relating to the possible future trail connection to the south, requiring relocation of the fence line of the Lighthouse property toward the bluff in order to allow a trail connection off Palos Verdes Drive to the Fishing Access

Bluff Side Trail at Lower Point Vicente Existing (1) and Proposed (2)

